Fraser Valley Real Estate Board

Monthly Statistics Package

October 2010

Fraser Valley Real Estate Board

NEWS RELEASE

For immediate release: November 2, 2010

FRASER VALLEY HOUSING MARKET "GETTING BACK TO NORMAL"

(Surrey, BC) – Fraser Valley's real estate market moved towards balance in October as inventory continued to decrease and sales and prices remained stable.

A total of 1,014 sales were processed on the Fraser Valley Real Estate Board's Multiple Listing Service® in October, a decrease of 3 per cent compared to 1,044 sales in September and a decrease of 40 per cent compared to 1,704 sales in October of last year.

Deanna Horn, FVREB President, says, "With help from near record low mortgage rates and a steady decrease in the supply of homes, we're getting back to what I call a 'normal', balanced market.

"However, sellers should be aware that demand for homes is strong, yet selective. Buyers in the Fraser Valley recognize that selection, although dropping is still generous and they're looking for properties priced competitively. Even with carrying costs remaining stable, the affordability threshold is a factor."

The Board received 2,125 new listings last month, a 12 per cent decrease from September and a 25 per cent decrease compared to October 2009. The Board finished October with 9,561 active listings, 4 per cent fewer than in September and an increase of 9 per cent compared to the 8,807 properties available in October 2009.

Horn adds, "When supply and demand move into balance, prices can become a real 'sticking point' underlining the importance of hiring a professional REALTOR® who knows your local market and can provide detailed comparisons to ensure your home is priced competitively."

The benchmark price for Fraser Valley detached homes in October was $505,759, down 0.3 per cent compared to September and 3 per cent higher compared to $491,128 in October 2009.

The benchmark price of Fraser Valley townhouses in October was $319,058, a 0.9 per cent decrease compared to September and a 2.2 per cent increase compared to October 2009 when it was $312,339.

Year-over-year, the benchmark price of apartments increased 0.2 per cent going from $240,048 in October 2009 to $240,542 last month and 0.4 per cent higher compared to September 2010.

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Information and photos of all Fraser Valley Real Estate Board listings can be found on the national, public web site www.REALTOR.ca. Further market statistics can be found on the Board's web page at www.fvreb.bc.ca. The Fraser Valley Real Estate Board is an association of 2,925 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.

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MLS® Summary - Fraser Valley
October 2010

Grand Totals	All Property Types				
	Oct-10	Oct-09	% change	Sep-10	% change
Sales	1,014	1,704	-40.5%	1,044	-2.9%
New Listings	2,125	2,826	-24.8%	2,411	-11.9%
Active Listings	9,561	8,807	8.6%	9,959	-4.0%
Average Price	$ 448,190	$ 437,846	2.4%	$ 444,494	0.8%

Grand Totals - year to date	All Property Types		
	2010	2009	% change
Sales - year to date	12,922	13,960	-7.4%
New Listings - year to date	28,559	26,675	7.1%

Residential Totals	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	509	877	-42.0%	485	4.9%	186	307	-39.4%	203	-8.4%	188	273	-31.1%	205	-8.3%
New Listings	1,003	1,289	-22.2%	1,142	-12.2%	319	446	-28.5%	384	-16.9%	424	522	-18.8%	469	-9.6%
Active Listings	4,048	3,490	16.0%	4,233	-4.4%	1,174	1,001	17.3%	1,232	-4.7%	1,752	1,512	15.9%	1,805	-2.9%
Benchmark Price	$ 505,759	$ 491,128	3.0%	$ 507,429	-0.3%	$ 319,058	$ 312,339	2.2%	$ 321,843	-0.9%	$ 240,542	$ 240,048	0.2%	$ 239,625	0.4%
Median Price	$ 524,000	$ 508,000	3.1%	$ 507,476	3.3%	$ 330,000	$ 320,000	3.1%	$ 328,000	0.6%	$ 207,500	$ 220,000	-5.7%	$ 200,000	3.8%
Average Price	$ 575,310	$ 532,939	8.0%	$ 559,378	2.8%	$ 338,773	$ 331,568	2.2%	$ 334,659	1.2%	$ 213,890	$ 227,808	-6.1%	$ 215,710	-0.8%

Abbotsford	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	63	118	-46.6%	59	6.8%	25	32	-21.9%	33	-24.2%	45	43	4.7%	61	-26.2%
New Listings	152	182	-16.5%	163	-6.7%	37	58	-36.2%	45	-17.8%	104	73	42.5%	103	1.0%
Active Listings	644	558	15.4%	673	-4.3%	171	139	23.0%	187	-8.6%	396	286	38.5%	367	7.9%
Benchmark Price	$ 430,085	$ 418,575	2.7%	$ 427,934	0.5%	$ 278,057	$ 268,875	3.4%	$ 270,073	3.0%	$ 215,194	$ 211,065	2.0%	$ 206,013	4.5%
Median Price	$ 435,000	$ 415,000	4.8%	$ 388,000	12.1%	$ 263,000	$ 275,000	-4.4%	$ 294,500	-10.7%	$ 157,000	$ 171,000	-8.2%	$ 151,996	3.3%
Average Price	$ 463,065	$ 457,294	1.3%	$ 442,259	4.7%	$ 270,140	$ 275,712	-2.0%	$ 290,506	-7.0%	$ 173,606	$ 176,344	-1.6%	$ 164,432	5.6%

Mission	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	37	58	-36.2%	36	2.8%	5	3	66.7%	4	25.0%	1	2	-50.0%	-	-
New Listings	69	96	-28.1%	79	-12.7%	4	5	-20.0%	5	-20.0%	4	8	-50.0%	5	-20.0%
Active Listings	349	336	3.9%	371	-5.9%	26	53	-50.9%	31	-16.1%	38	34	11.8%	41	-7.3%
Benchmark Price	$ 348,806	$ 345,675	0.9%	$ 359,742	-3.0%										
Median Price	$ 350,000	$ 375,000	-6.7%	$ 379,000	-7.7%	$ 247,500	219,500	12.8%	$ 245,800	0.7%	$ 200,000	$ 162,000	23.5%	-	-
Average Price	$ 373,429	$ 379,123	-1.5%	$ 392,216	-4.8%	$ 286,780	233,166	23.0%	$ 250,525	14.5%	$ 200,000	$ 181,000	10.5%	-	-

Source: Fraser Valley Real Estate Board

MLS® Summary - Fraser Valley
October 2010

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	94	99	-5.1%	79	19.0%	26	49	-46.9%	28	-7.1%	35	57	-38.6%	38	-7.9%
New Listings	130	156	-16.7%	157	-17.2%	44	54	-18.5%	44	0.0%	80	99	-19.2%	96	-16.7%
Active Listings	505	396	27.5%	557	-9.3%	140	101	38.6%	151	-7.3%	327	250	30.8%	337	-3.0%
Benchmark Price	$ 719,607	$ 711,347	1.2%	$ 761,405	-5.5%	$ 450,288	$ 445,706	1.0%	$ 471,249	-4.4%	$ 304,019	$ 315,144	-3.5%	$ 308,363	-1.4%
Median Price	$ 735,000	$ 695,000	5.8%	$ 716,000	2.7%	$ 430,000	$ 402,000	7.0%	$ 445,000	-3.4%	$ 267,500	$ 280,000	-4.5%	$ 280,000	-4.5%
Average Price	$ 839,452	$ 790,112	6.2%	$ 873,870	-3.9%	$ 455,578	$ 440,431	3.4%	$ 454,110	0.3%	$ 292,874	$ 294,445	-0.5%	$ 314,514	-6.9%

Langley	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	68	124	-45.2%	74	-8.1%	33	62	-46.8%	45	-26.7%	29	50	-42.0%	25	16.0%
New Listings	164	144	13.9%	175	-6.3%	55	98	-43.9%	78	-29.5%	69	97	-28.9%	68	1.5%
Active Listings	560	287	95.1%	549	2.0%	241	172	40.1%	249	-3.2%	253	252	0.4%	240	5.4%
Benchmark Price	$ 508,885	$ 509,654	-0.2%	$ 518,231	-1.8%	$ 314,973	$ 312,098	0.9%	$ 326,783	-3.6%	$ 241,148	$ 235,567	2.4%	$ 235,981	2.2%
Median Price	$ 520,000	$ 520,000	0.0%	$ 516,000	0.8%	$ 326,000	$ 307,000	6.2%	$ 315,000	3.5%	$ 198,500	$ 219,000	-9.4%	$ 208,000	-4.6%
Average Price	$ 555,230	$ 519,582	6.9%	$ 519,885	6.8%	$ 333,187	$ 313,635	6.2%	$ 332,868	0.1%	$ 204,272	$ 227,503	-10.2%	$ 215,434	-5.2%

Delta - North	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	30	60	-50.0%	40	-25.0%	12	3	300.0%	8	50.0%	1	4	-75.0%	2	-50.0%
New Listings	56	54	3.7%	66	-15.2%	19	2	850.0%	20	-5%	8	3	166.7%	4	100.0%
Active Listings	186	130	43.1%	198	-6.1%	39	9	333.3%	41	-4.9%	27	12	125.0%	24	12.5%
Benchmark Price	$ 510,163	$ 500,414	1.9%	$ 525,391	-2.9%										
Median Price	$ 502,500	$ 466,500	7.7%	$ 474,000	6.0%	412,500	278,000	48.4%	446,000	-7.5%	$ 205,000	$ 126,000	62.7%	$ 189,000	8.5%
Average Price	$ 541,572	$ 507,772	6.7%	$ 511,093	6.0%	436,783	323,333	35.1%	413,950	5.5%	$ 205,000	$ 155,625	31.7%	$ 203,500	0.7%

Source: Fraser Valley Real Estate Board

MLS® Summary - Fraser Valley
October 2010

Surrey - Combined*	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	217	417	-48.0%	197	10.2%	85	158	-46.2%	85	0.0%	77	117	-34.2%	79	-2.5%
Average Price	$ 538,854	$ 522,691	3.1%	$ 523,526	2.9%	$ 314,621	$ 318,181	-1.1%	$ 309,898	1.5%	$ 205,450	$ 217,658	-5.6%	$ 208,175	-1.3%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	102	209	-51.2%	110	-7.3%	48	104	-53.8%	46	4.3%	20	30	-33.3%	23	-13.0%
New Listings	232	367	-36.8%	264	-12.1%	76	149	-49.0%	115	-33.9%	44	64	-31.3%	54	-18.5%
Active Listings	1,023	1,051	-2.7%	1,057	-3.2%	298	337	-11.6%	327	-8.9%	179	161	11.2%	222	-19.4%
Benchmark Price	$ 529,296	$ 499,640	5.9%	$ 509,974	3.8%	$ 321,300	$ 313,184	2.6%	$ 321,747	-0.1%					
Median Price	$ 516,000	$ 519,000	-0.6%	$ 510,000	1.2%	$ 325,000	$ 320,000	1.6%	$ 328,000	-0.9%	$ 215,000	$ 212,500	1.2%	$ 199,900	7.6%
Average Price	$ 540,025	$ 518,880	4.1%	$ 521,883	3.5%	$ 326,729	$ 317,922	2.8%	$ 319,572	2.2%	$ 207,400	$ 208,513	-0.5%	$ 206,381	0.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	50	93	-46.2%	32	56.3%	21	36	-41.7%	24	-12.5%	10	16	-37.5%	12	-16.7%
New Listings	89	139	-36.0%	100	-11.0%	51	44	15.9%	49	4.1%	21	23	-8.7%	25	-16.0%
Active Listings	312	299	4.3%	329	-5.2%	157	86	82.6%	145	8.3%	95	48	97.9%	99	-4.0%
Benchmark Price	$ 534,952	$ 524,623	2.0%	$ 543,087	-1.5%										
Median Price	$ 539,900	$ 530,000	1.9%	$ 535,000	0.9%	$ 313,000	$ 339,000	-7.7%	$ 327,000	-4.3%	$ 226,000	$ 238,500	-5.2%	$ 214,000	5.6%
Average Price	$ 549,988	$ 553,848	-0.7%	$ 544,223	1.1%	$ 326,259	$ 344,755	-5.4%	$ 326,312	0.0%	$ 207,113	$ 255,437	-18.9%	$ 213,669	-3.1%

Surrey - North	Detached					Townhouse					Apartment				
	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change	Oct-10	Oct-09	% change	Sep-10	% change
Sales	65	115	-43.5%	55	18.2%	16	18	-11.1%	15	6.7%	47	71	-33.8%	44	6.8%
New Listings	111	149	-25.5%	138	-19.6%	33	36	-8.3%	27	22.2%	93	155	-40.0%	114	-18.4%
Active Listings	464	429	8.2%	494	-6.1%	102	101	1.0%	100	2.0%	434	466	-6.9%	467	-7.1%
Benchmark Price	$ 478,018	$ 453,350	5.4%	$ 470,753	1.5%	$ 272,283	$ 265,405	2.6%	$ 271,221	0.4%	$ 229,193	$ 229,912	-0.3%	$ 236,862	-3.2%
Median Price	$ 459,000	$ 480,000	-4.4%	$ 450,000	2.0%	$ 245,000	$ 260,000	-5.8%	$ 233,000	5.2%	$ 200,000	$ 209,500	-4.5%	$ 200,000	0.0%
Average Price	$ 528,451	$ 504,417	4.8%	$ 514,767	2.7%	$ 263,018	$ 266,527	-1.3%	$ 253,966	3.6%	$ 204,265	$ 213,008	-4.1%	$ 207,615	-1.6%

Source: Fraser Valley Real Estate Board

Housing Price Index - Fraser Valley
October 2010

		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE
RESIDENTIAL	**FRASER VALLEY BOARD**	449,431	219.9	0.2	-0.5	-2.4	2.9	0.2	30.6
DETACHED	**FRASER VALLEY BOARD**	505,759	215.5	-0.3	-0.9	-2.8	3.0	0.7	29.3
	NORTH DELTA	510,163	224.8	-2.9	-3.4	-4.9	1.9	3.3	31.3
	NORTH DELTA ANNIEVILLE	433,079	214.4	-5.8	-6.6	-7.1	-1.5	-2.7	24.3
	NORTH DELTA NORDEL	546,498	235.2	2.9	0.3	1.3	7.0	6.6	38.6
	NORTH DELTA SCOTTSDALE	476,970	237.5	-1.3	0.7	3.1	4.0	6.2	35.7
	NORTH DELTA SUNSHINE HILLS & WOODS	584,625	205.9	-7.1	-7.7	-15.3	-1.7	2.8	26.6
	NORTH SURREY	478,018	207.9	1.5	-1.8	-3.0	5.4	3.1	30.9
	NORTH SURREY BOLIVAR HEIGHTS	381,759	193.4	-1.8	-1.5	-3.3	-0.9	-3.8	21.7
	NORTH SURREY CEDAR HILLS	447,015	234.9	4.1	10.9	1.7	12.8	13.4	39.2
	NORTH SURREY FRASER HEIGHTS	688,357	204.7	-0.3	-5.6	-3.7	7.3	6.0	39.1
	NORTH SURREY GUILDFORD	475,758	217.5	3.4	-3.3	1.6	2.3	-0.8	23.5
	NORTH SURREY OTHER	384,168	199.7	3.8	-4.8	-8.1	5.8	1.6	28.9
	SURREY	529,296	220.0	3.8	0.6	-0.6	5.9	3.9	32.6
	SURREY BEAR CREEK GREEN TIMBERS	530,148	214.8	7.7	3.6	1.9	5.8	2.5	32.4
	SURREY EAST NEWTON	502,767	217.5	1.6	-1.3	-2.8	0.4	3.3	29.8
	SURREY FLEETWOOD TYNEHEAD	583,647	217.1	3.0	0.6	-0.1	7.0	6.8	37.3
	SURREY PANORAMA RIDGE SULLIVAN	597,291	217.2	5.2	1.9	-0.1	4.3	0.7	34.8
	SURREY QUEEN MARY PARK	462,311	216.8	3.3	0.6	0.5	8.8	5.1	28.7
	SURREY WEST NEWTON	492,446	219.4	2.4	-1.7	-3.2	7.6	3.2	30.2
	CLOVERDALE	534,952	210.3	-1.5	-3.2	-4.0	2.0	2.9	36.9
	SOUTH SURREY & WHITE ROCK	719,607	218.3	-5.5	-0.6	-5.7	1.2	-4.0	22.7
	SOUTH SURREY CRESCENT BCH OCEAN PRK	697,167	225.4	-13.6	-5.2	-11.8	-2.8	-7.2	15.1
	SOUTH SURREY ELGIN CHANTRELL	1,201,202	238.7	-4.0	1.9	-2.6	9.7	17.2	47.5
	SOUTH SURREY KING GEORGE CORRIDOR	530,687	199.5	-3.4	-4.4	-9.3	-3.5	-6.6	22.9
	SOUTH SURREY SOUTH-EAST	964,036	209.6	0.7	-1.1	-2.2	6.3	3.8	27.9
	SOUTH SURREY SUNNYSIDE PARK	694,688	209.5	0.6	-0.6	-2.2	6.1	1.5	19.2
	SOUTH SURREY WHITE ROCK	642,922	219.6	-6.4	5.9	-2.3	-1.4	-16.0	17.6
	LANGLEY	508,885	206.3	-1.8	-2.8	-2.7	-0.2	-1.7	29.2
	LANGLEY ALDERGROVE	395,031	199.6	-10.6	-8.1	-11.6	-6.2	-6.5	18.0
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	520,165	219.1	-2.3	-2.7	-1.4	-0.6	-1.9	30.6
	LANGLEY WALNUT GROVE	559,763	201.1	4.1	-0.2	0.0	4.1	1.3	33.2

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All indices equal 100 in 2001. An index of 120 indicates a 20% increase in price since 2001

Housing Price Index - Fraser Valley
October 2010

		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE
DETACHED continued	ABBOTSFORD	430,085	216.1	0.5	1.9	-2.7	2.7	1.6	27.0
	ABBOTSFORD CENTRAL POPLAR	376,670	212.3	0.6	1.6	-8.3	-0.8	-0.5	28.5
	ABBOTSFORD EAST	481,385	220.2	2.5	2.9	0.1	6.2	3.8	31.8
	ABBOTSFORD WEST	412,199	213.5	-1.5	1.1	-2.4	1.3	0.5	21.5
	MISSION	348,806	207.0	-3.0	-2.1	-1.6	0.9	-7.9	23.8
TOWNHOUSE	**FRASER VALLEY BOARD**	319,058	202.8	-0.9	-2.1	-2.2	2.2	-0.5	29.9
	NORTH SURREY GUILDFORD	272,283	233.4	0.4	3.4	-2.7	2.6	-5.8	28.1
	SURREY	321,300	199.4	-0.1	-2.9	-0.6	2.6	1.5	33.4
	SURREY FLEETWOOD	369,152	196.9	-0.1	-3.5	0.4	4.3	6.9	34.4
	SURREY OTHER	302,192	200.5	-0.1	-2.6	-1.0	1.8	-0.7	32.9
	SOUTH SURREY & WHITE ROCK	450,288	190.3	-4.4	-2.3	-4.2	1.0	-0.3	28.1
	LANGLEY	314,973	199.9	-3.6	-4.5	-3.5	0.9	0.6	27.7
	ABBOTSFORD	278,057	205.4	3.0	-0.4	-1.7	3.4	-2.1	29.5
APARTMENT	**FRASER VALLEY BOARD**	240,542	259.6	0.4	-1.6	-3.6	0.2	-3.7	39.2
	NORTH SURREY	229,193	267.8	-3.2	-3.3	-7.5	-0.3	-8.1	39.9
	NORTH SURREY WHALLEY	223,068	281.5	-6.2	-5.8	-7.8	-2.3	-13.5	30.3
	NORTH SURREY GUILDFORD	234,680	255.7	-0.6	-1.0	-7.3	1.5	-3.1	48.9
	SOUTH SURREY WHITE ROCK	304,019	223.3	-1.4	-5.8	-6.3	-3.5	-8.1	28.9
	LANGLEY	241,148	236.8	2.2	1.7	-1.9	2.4	4.1	37.9
	ABBOTSFORD	215,194	295.6	4.5	1.2	1.7	2.0	-0.9	46.8
ACREAGE	**FRASER VALLEY BOARD**	858,033	253.8	8.0	10.4	3.7	9.4	3.0	31.9
	SURREY, CLOVERDALE & N. SURREY	1,043,726	293.6	26.2	22.9	25.6	35.0	20.2	43.9
	SOUTH SURREY & WHITE ROCK	1,222,663	309.3	24.1	18.7	25.8	26.8	24.2	39.4
	LANGLEY	918,754	264.1	18.1	1.4	-7.5	1.6	8.2	32.3
	ABBOTSFORD	795,765	225.6	-8.3	12.9	17.1	14.9	-24.2	25.8
	MISSION	536,936	216.6	-18.1	12.5	-10.0	-6.7	-8.3	21.9

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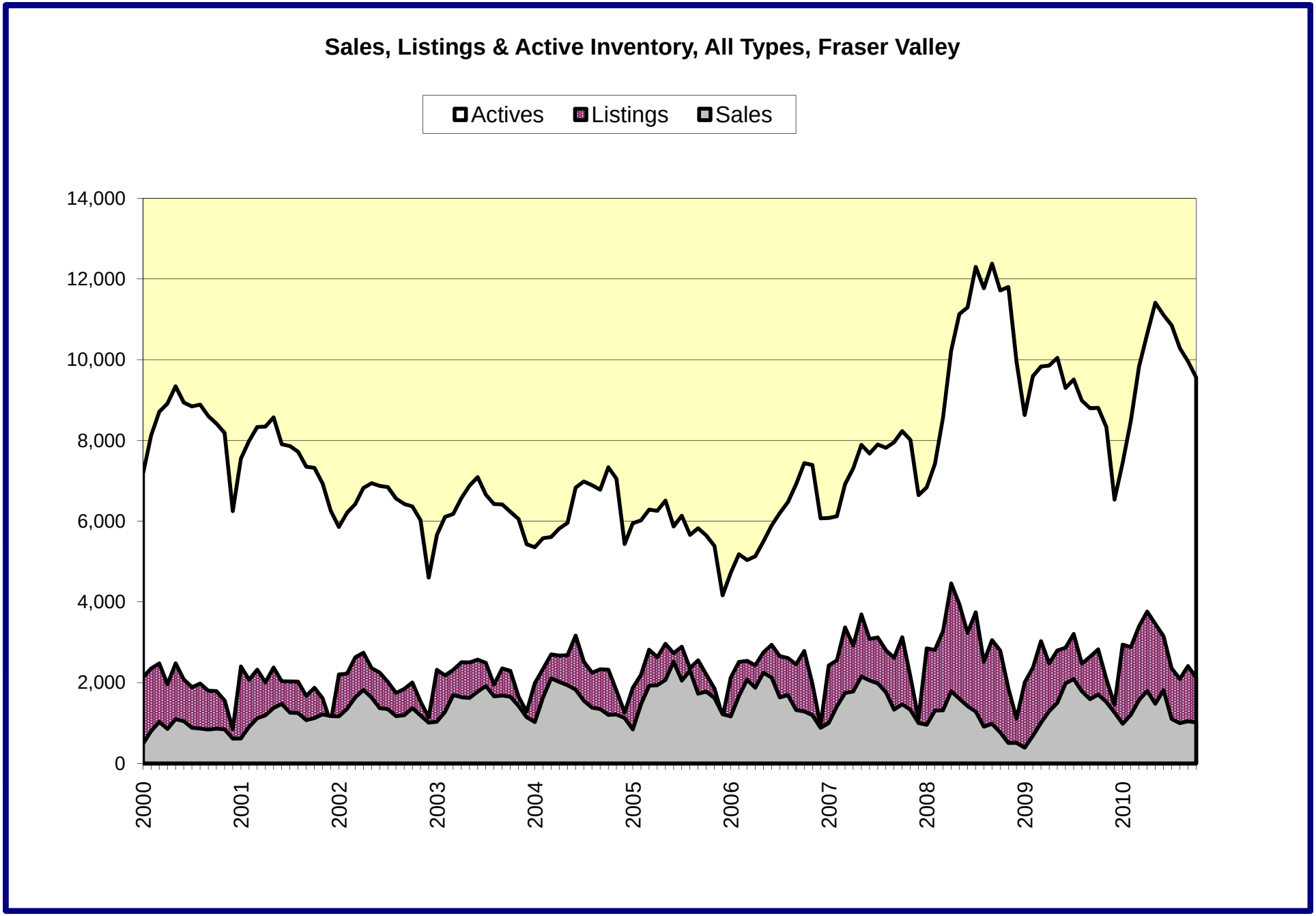
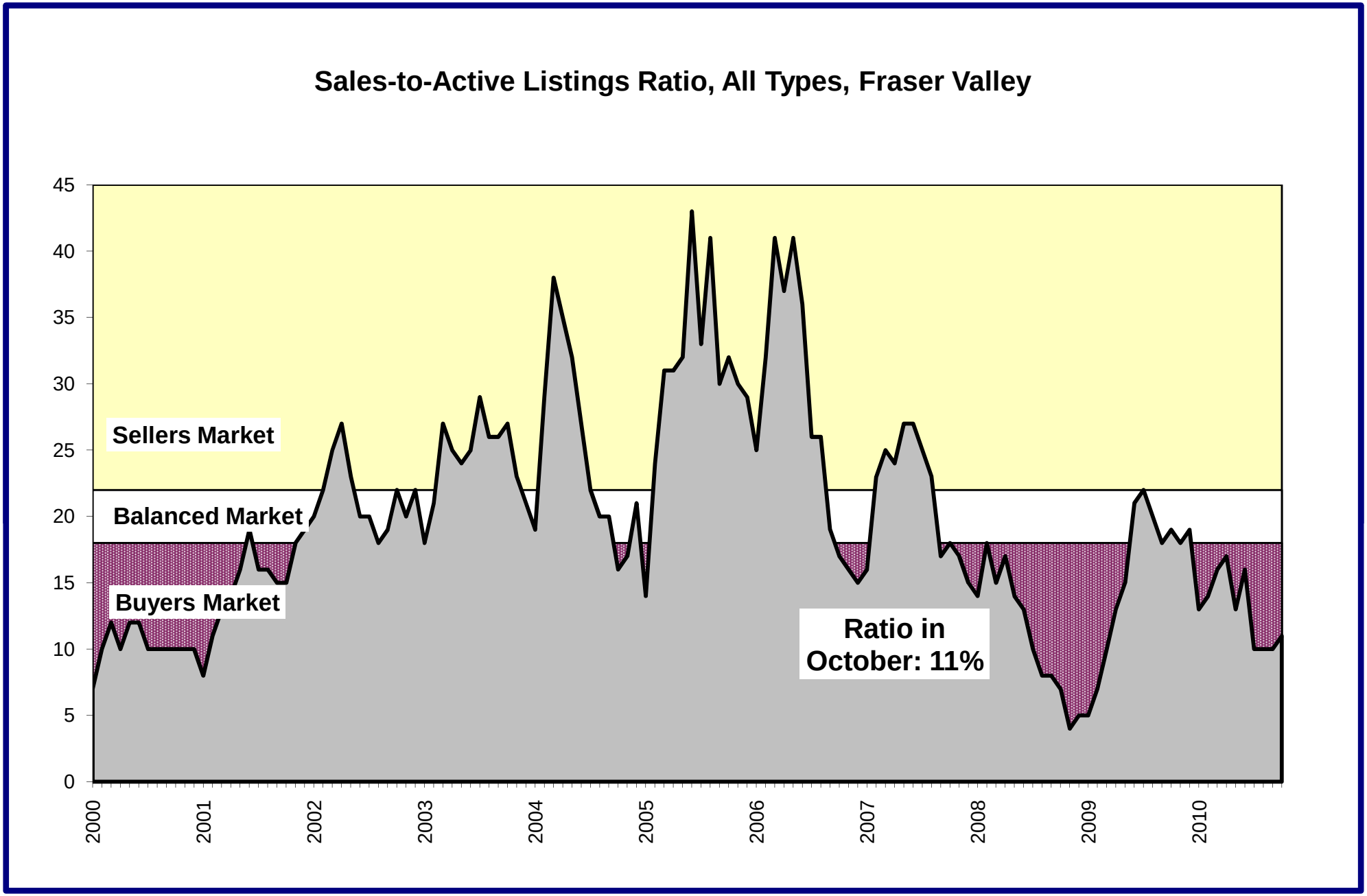
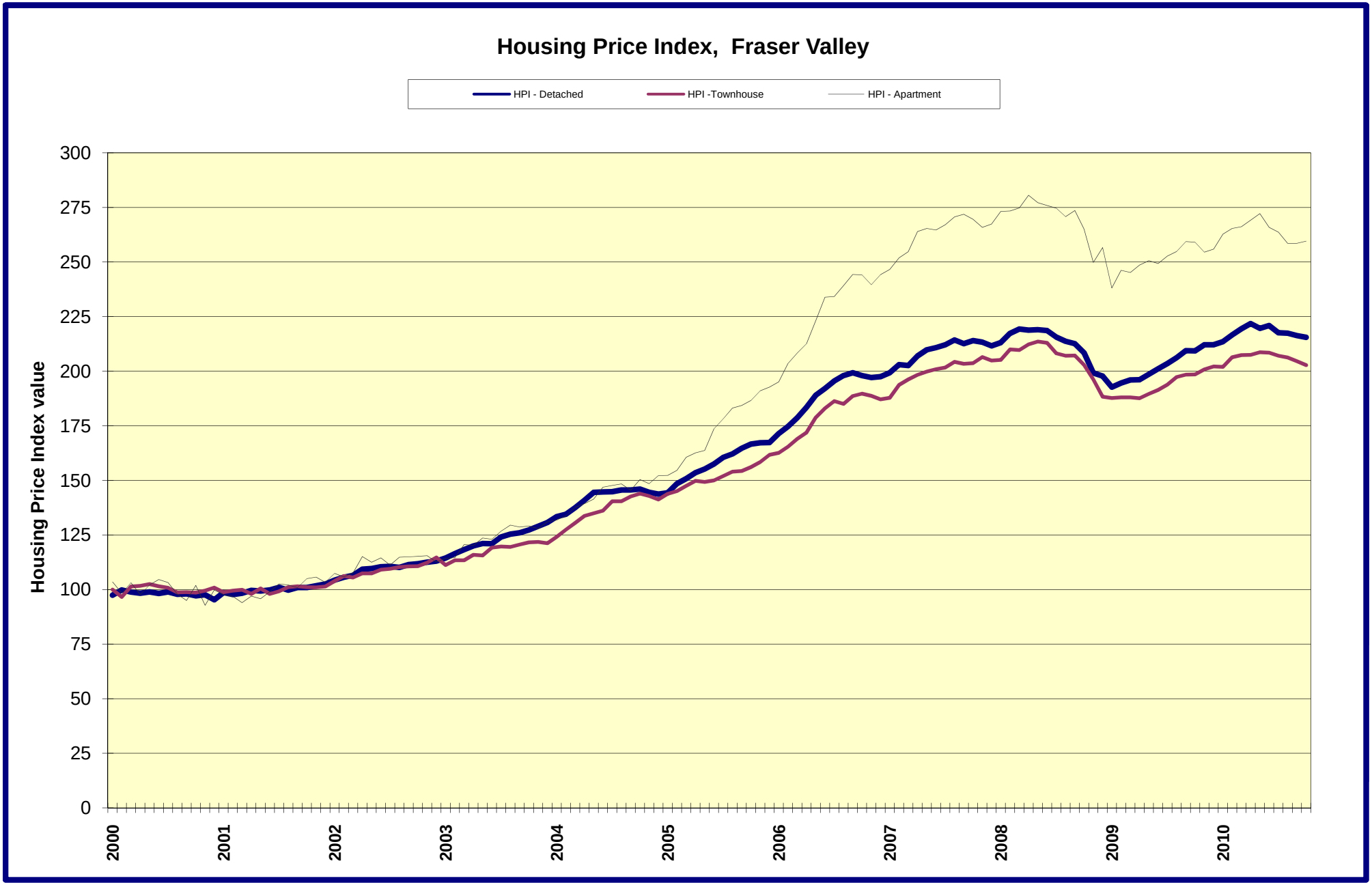
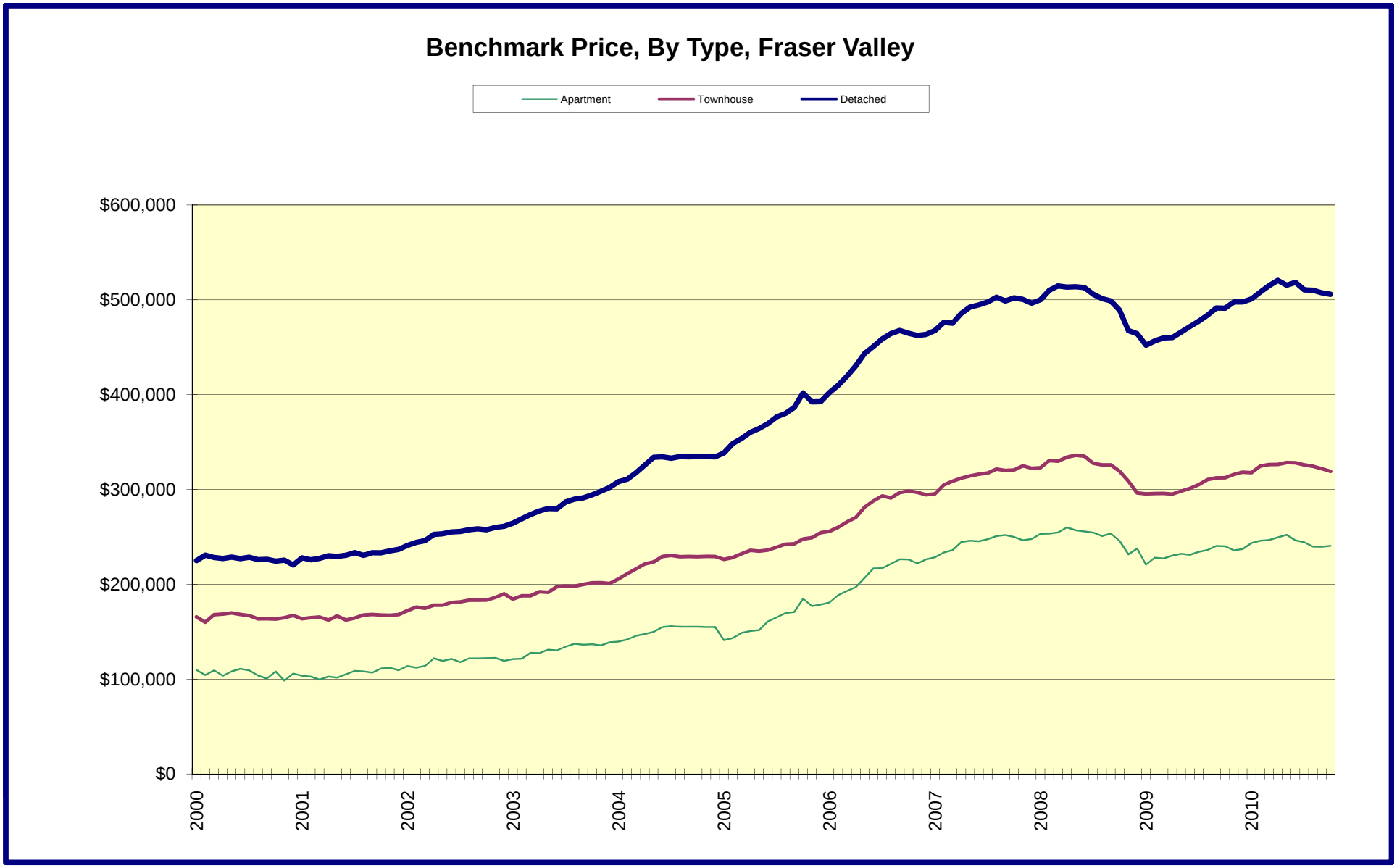
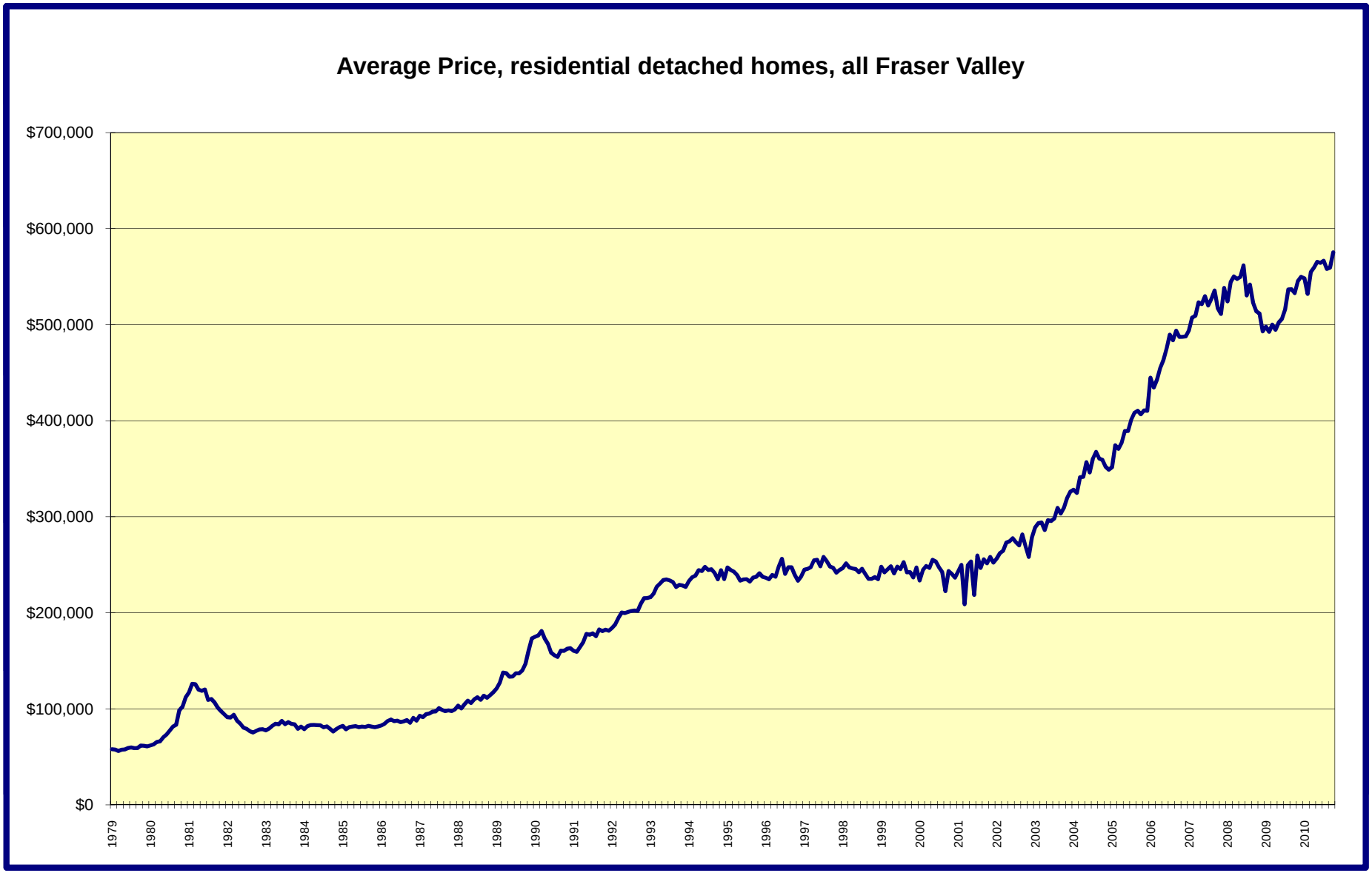
All indices equal 100 in 2001. An index of 120 indicates a 20% increase in price since 2001

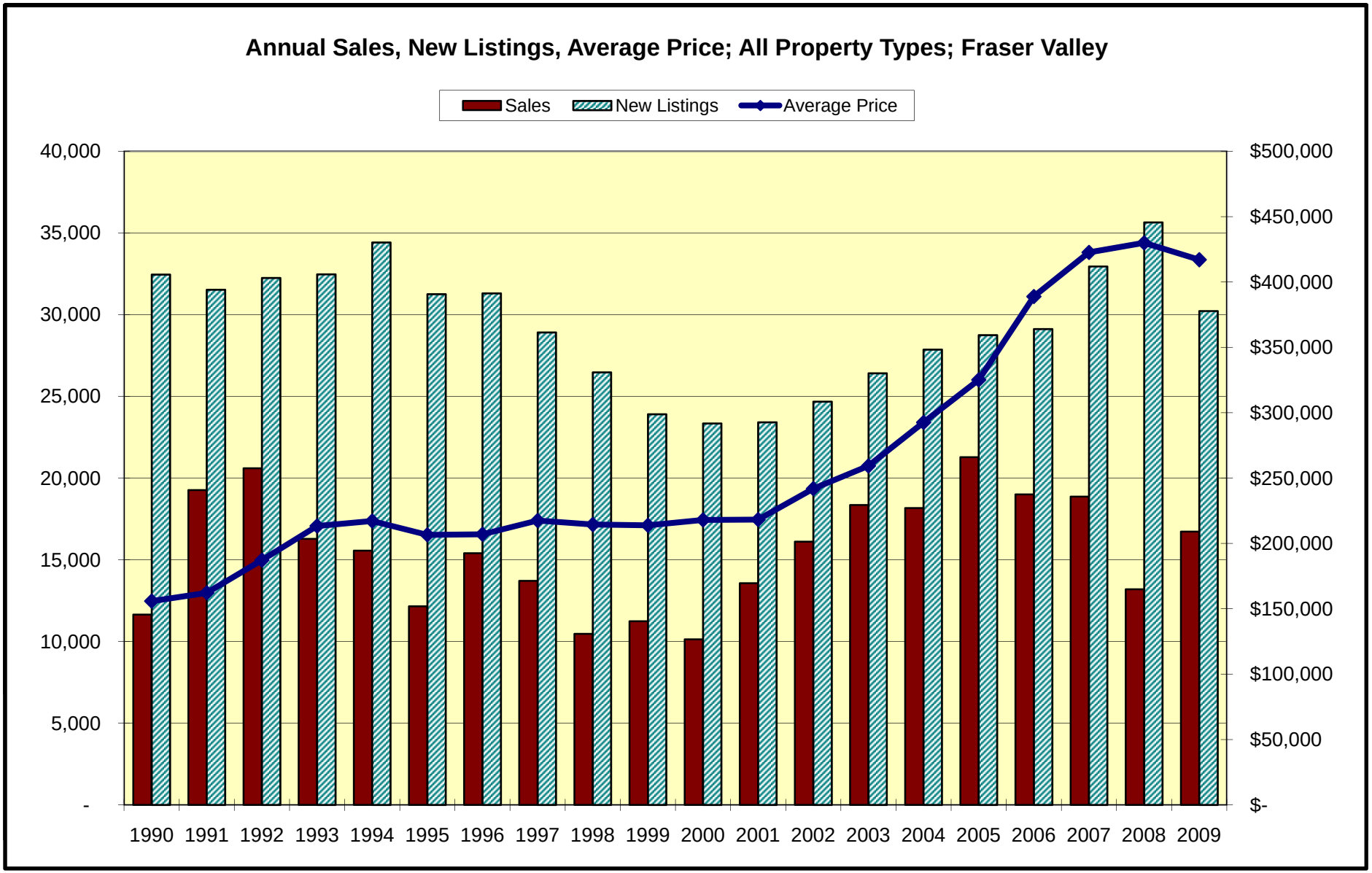

Sales, Listings & Active Inventory, All Types, Fraser Valley
Actives
Listings
Sales
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010


Sales-to-Active Listings Ratio, All Types, Fraser Valley
45
40
35
30
25
20
15
10
5
0
Sellers Market
Balanced Market
Buyers Market
Ratio in October: 11%
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010


Housing Price Index, Fraser Valley
HPI - Detached
HPI -Townhouse
HPI - Apartment
Housing Price Index value
300
275
250
225
200
175
150
125
100
75
50
25
0
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010


Benchmark Price, By Type, Fraser Valley
Apartment
Townhouse
Detached
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010


Average Price, residential detached homes, all Fraser Valley
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010


Annual Sales, New Listings, Average Price; All Property Types; Fraser Valley
Sales
New Listings
Average Price
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
-
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009